

City of Las Vegas

PURCHASING & CONTRACTS DIVISION
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MANAGER

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REQUEST FOR DEVELOPMENT PROPOSALS (RFP) RFP NO. 080085-DC 15 W. OWENS AFFORDABLE HOUSING PROJECT

SCOPE OF REQUEST: The City of Las Vegas ("City") is seeking proposals from qualified nonprofit organizations under 26 U.S.C., Section 501 (c)(3) land developer entities ("Respondents") for the development of approximately 5 acres at 15 W. Owens ("Site"). The Site is bordered by Owens Avenue to the North, Washington Avenue to the South, and Main Street to the East. The City intends to convey the Site to the Respondent that submits the proposal which best meets the following objectives for the Site:

1. **The site must provide a maximum of 145 affordable housing units for households earning 60% or less of Area Median Income (AMI).**
2. **The Development will not exceed three (3) stories and 35 feet in building height.**
3. **Any proposed development must also be compatible with the surrounding neighborhood. The successful Respondent must be able to demonstrate neighborhood support prior to closing on any Disposition and Development Agreement.**

NON- MANDATORY PRE-PROPOSAL CONFERENCE: Will be held on **October 23, 2007, at 10:00 a.m.**, Pacific Day-Light Savings Time in the Purchasing and Contracts Conference Room on the 1st Floor, 400 Stewart Avenue, Las Vegas. The purpose of this conference is to discuss the City's development objectives and any prospective Respondents' concerns. Prospective Respondents who will be attending the Pre-Proposal Conference are to call Dianne Collins, Contracts Specialist, at (702) 229-6181 to confirm attendance by 3:00 pm on **October 22, 2007**.

PROPOSAL DOCUMENTS MAY BE OBTAINED from the Purchasing & Contracts Division, 1st Floor, City Hall 400 Stewart Avenue at no charge. Respondents obtaining solicitation documents from the Purchasing Office will receive notification of amendments. RFP documents may also be obtained by registering with DemandStar. You may register on-line at www.DemandStar.com or by requesting a faxed registration form to (800) 711-1712. Membership in DemandStar is not necessary for doing business with the City. However, suppliers registering with DemandStar receive automatic immediate notification of non-construction related solicitations, including any subsequent addenda. Failure to acknowledge amendments, if any, may cause your proposal to be deemed non-responsive.

PROPOSAL DEADLINE: All proposals must be received in the office of the City Clerk, First Floor, City Hall Complex, 400 Stewart Avenue, Las Vegas, NV 89101-2986 on **November 29, 2007. Proposals must be time-stamped at 1:30 p.m. or before; proposals time-stamped at 1:31 p.m. or after, will be returned unopened to the Respondent.** Proposals are not publicly opened, in accordance with NRS 332.061(2).

INQUIRIES: Questions regarding this solicitation should be directed to **Dianne Collins, Contracts Specialist**, Phone: (702) 229-6181, FAX (702) 464-2582 or email dcollins@lasvegasnevada.gov. To ensure a timely response, inquiries should be made by close of business day, **Wednesday, November 7, 2007**. Information in response to inquiries may be published as an RFP Addendum.

Prospective Offerors are hereby notified that this Request for Proposals and all related bidding documents will be made available on a Telecommunication Device for the Deaf (TDD) or in an alternate format (audio or Braille) upon request to the Purchasing and Contracts Division, telephone number (702) 229-6231 or (702) 386-9108 (TDD).